



**Pennsylvania, Llanedeyrn Cardiff CF23 9LS**

**welcome to**

## **Pennsylvania, Llanedeyrn Cardiff**

Well-presented three-bed family home in popular Llanedeyrn, close to local amenities, schools and transport links. Features a lounge, dining area, fitted kitchen and downstairs WC, plus three bedrooms and a family bathroom. Benefits include double glazing, front and rear gardens and garage.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Lounge Area/ Dining Area**

21' 2" Max x 8' 8" Max ( 6.45m Max x 2.64m Max )

Double glazed window to front aspect, spotlights, two radiators, laminate flooring, stairs rising to first floor, radiator, spotlights and access to:

#### **Kitchen**

15' 11" Max x 10' 7" Max ( 4.85m Max x 3.23m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas 'Range' cooker, washing machine and fridge/freezer, cooker hood, tiled splashbacks, tiled flooring, double glazed window to rear aspect and double glazed French doors providing access to rear.

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, radiator, tiled flooring and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

13' 5" Max x 10' Max ( 4.09m Max x 3.05m Max )

Double glazed window to front aspect and radiator.

#### **Bedroom Two**

13' 6" Max x 9' 11" Max ( 4.11m Max x 3.02m Max )

Double glazed window to front aspect and radiator.

#### **Bedroom Three**

10' 8" Max x 8' 8" Max ( 3.25m Max x 2.64m Max )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator, vinyl flooring, partially tiled walls, built in cupboard housing combi boiler and double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn, planted bed and footpath leading to front entrance.

#### **Rear Garden**

Enclosed, tiered, paved area, artificial grass and gated rear access.

#### **Detached Garage**

With up and over door, electricity, window and pedestrian door.



**Ground Floor**

**First Floor**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Pennsylvania,**  
**Llanedeyrn Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen
- Downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: C  
offers in excess of  
**£200,000**



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Property Ref:  
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